

### Bedrooms: 2 | Bathrooms: 2 | Receptions: 1

Offered with **no onward chain** and set in a prime position on Llandudno's iconic Promenade, this beautifully presented second-floor apartment offers a rare opportunity to enjoy luxury coastal living with panoramic views across the Bay, from the dramatic Great Orme all the way to the Little Orme.

Located at the Craig Y Don end of town, this stylish apartment forms part of an exclusive, well-maintained development with lift access, private parking, and a personal store room.

**Entrance Hall** – With entry intercom, decorative ceiling rose, and a large walk-in storage cupboard housing the boiler.

**Open Plan Lounge / Diner / Kitchen** – A bright, inviting space with a large bay window offering unbeatable views of the sea and promenade. Includes TV, satellite and phone points, and a stylish ceiling rose.

**Kitchen** – Fully fitted with a range of cream units, under-cabinet lighting, and integrated appliances including oven, gas hob, extractor, dishwasher, washer, and full-size fridge/freezer.

**Bedroom One** – A generously sized main bedroom with sea views and a private ensuite shower room.

**Bedroom Two** – Another spacious double room, ideal for guests or home office use.

**Main Bathroom** – Contemporary suite with bath and shower over, tiled walls and floor, and modern fixtures.

#### Additional Features:

- Secure basement storage room with power and lighting
- Allocated off-street parking
- Maintained communal areas under a professional Management Company

#### **Tenure & Restrictions:**

- Leasehold 999 years from January 2004
- Service Charge £2,080.20 per annum (paid bi-annually)
- Subletting permitted
- No pets or holiday lets allowed

## A Coastal Lifestyle Awaits...

Whether you're looking for a stylish permanent residence or a low-maintenance seaside retreat, this exceptional apartment ticks all the boxes. Just a short walk from local cafes, shops, and the beach, it offers the perfect blend of peaceful livingand convenient amenities.











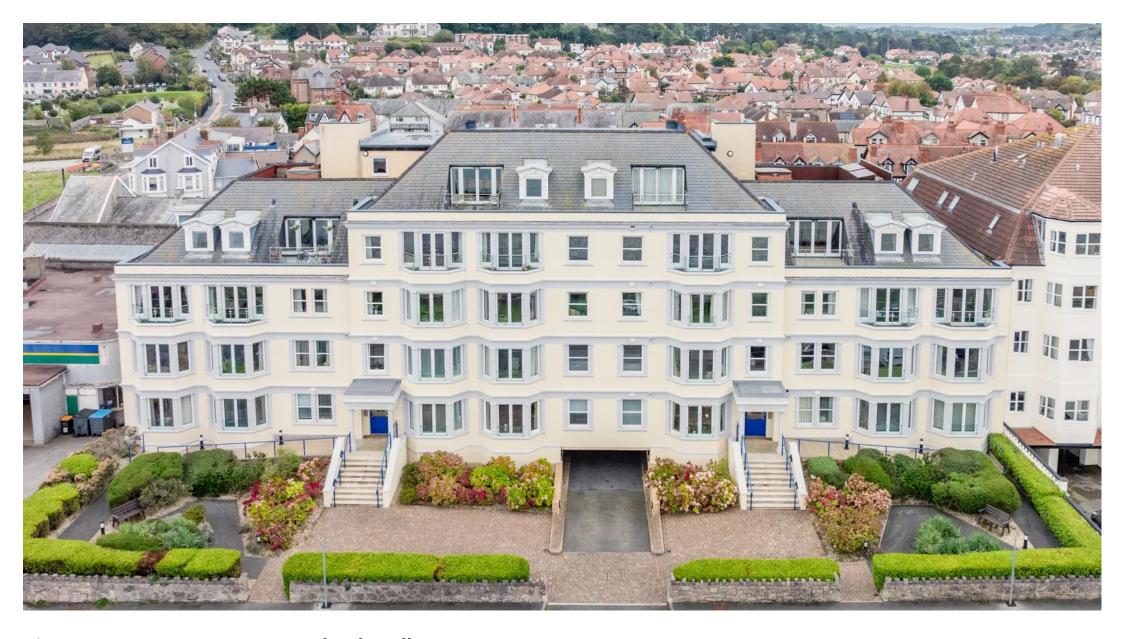












# **Signature Property Partners - Phoebe Allen**

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